

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Low Level of New Home Starts

One year after a vigorous recovery in the new home construction market, starts were well below the long term average for the first quarter of 2011 for both the Hamilton and Brantford CMAs. Starts declined for all types of housing in both CMAs in the first quarter of 2011. Many home buyers who intended to purchase a home in 2011 had moved their purchases

forward into 2010 to avoid anticipated higher mortgage rates and prices. As a result, demand was down in the last half of 2010 which led to fewer starts during the first three months of 2011. It should be noted though that in 2010, first quarter starts in the Hamilton CMA were higher than they had been in more than 20 years and this accentuated the current year-over-year decline.

In the Hamilton CMA, there were fewer starts in all submarkets

Figure 1

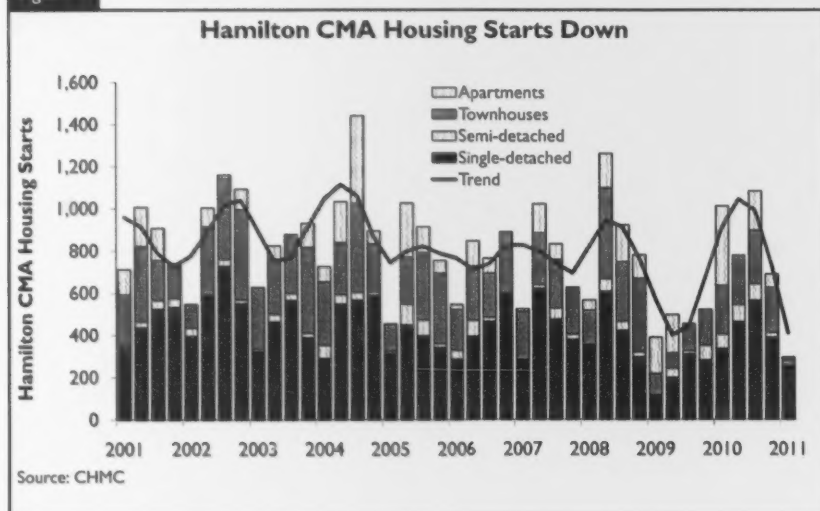


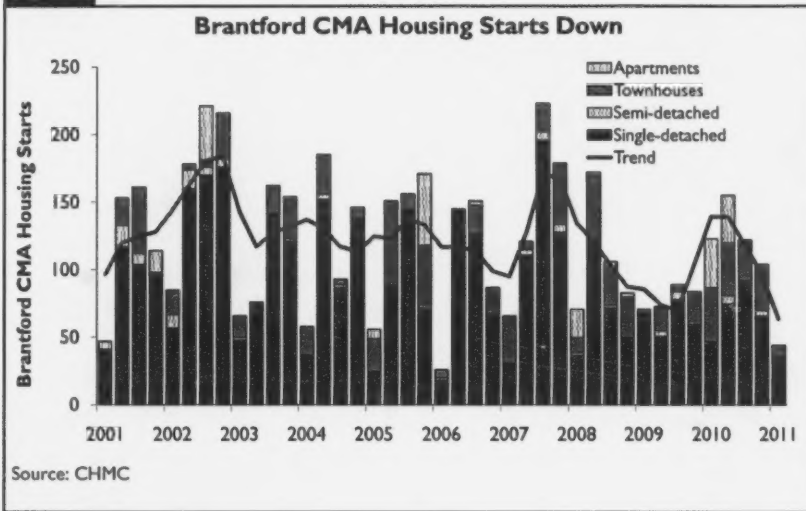
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Figure 2



except for single-detached homes in Glanbrook and the City of Burlington. In Glanbrook, new low-rise subdivisions continue to be developed and nearly all of the homes completed there are sold. One of the factors driving sales in this submarket is that new, single-detached homes are priced across a broader range than in other submarkets and consequently appeal to a wider scope of buyers. Demand for homes at the higher end of the price range also drew buyers to the relatively more expensive Burlington market during the first quarter. The median price of a new, single-detached home was over \$500,000 in Burlington and the average price was above \$750,000, which means that a subset of more expensive homes pulled up the average price. Buyers who were looking for more reasonably priced single-detached homes were able to find homes in Ancaster and Flamborough, where the average price fell as compared to a year ago.

For the Hamilton CMA as a whole, the inventories of completed and unsold homes decreased during the

first quarter of 2011 as compared to a year ago. Decreasing inventories and lower starts levels indicate builders may have been focused on selling off completed homes before embarking on new starts. Also, limited land supply in some markets continued to put a damper on starts. In Brantford, weaker economic conditions translated into more completed

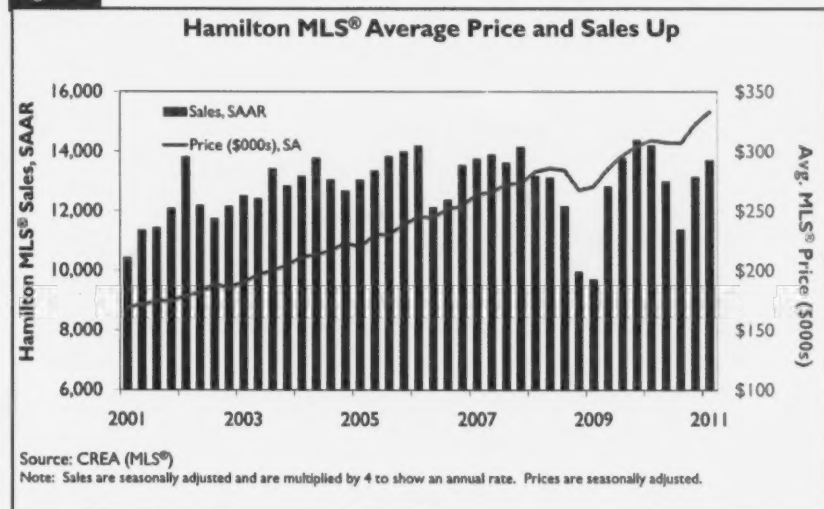
homes left unsold during the first quarter as compared to a year ago. New home prices in the Brantford CMA have also risen substantially over the past year, which was partially due to higher builder costs. The price movement in the Brantford CMA was similar to that of the Burlington market. While the average price of a new, single-detached home rose in both Brantford and Brant County in the first quarter, the median price fell, suggesting that there was a smaller subset of homes sold at the upper end of the price scale.

Resale Market

Slower Activity in the Resale Market

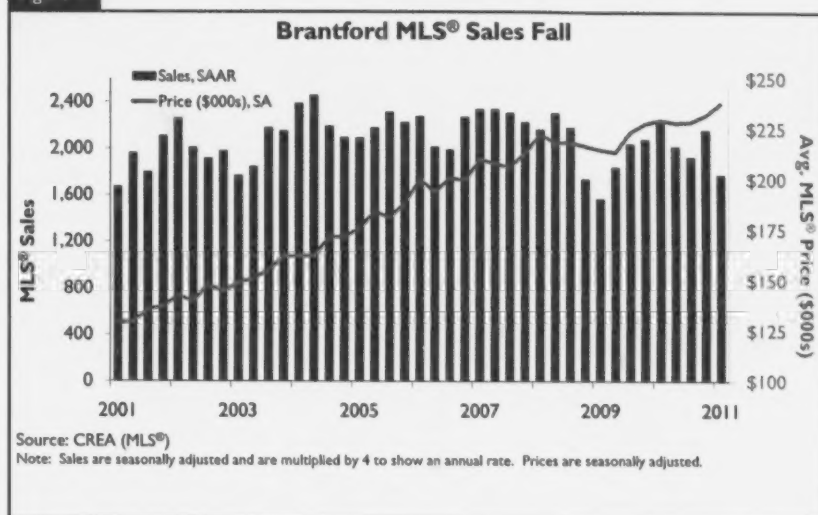
Home buying demand recovered somewhat in the Hamilton resale market as sales, on a seasonally adjusted basis, continued to climb from a low-point in the third quarter of 2010. Similar to the new home market, many buyers who had expected to purchase

Figure 3



¹ MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Figure 4



homes in 2011 had already brought their purchases forward into early 2010 in anticipation of higher mortgage rates and prices this year. Listings rose, as sellers responded to the increase in prices since the end of 2008. An attempt to sell before mortgage insurance regulations came into effect in March also raised listings somewhat early in the quarter. However, sales increased slightly faster than listings and the market tightened somewhat.

In the Brantford CMA, both buyers and sellers were less active in the first quarter of 2011. The level of activity was more subdued with fewer homes listed and sold this year. The economy in the Brantford area continued to face challenges through the first quarter, although employment increased marginally. The unemployment rate began to rise again from the fourth quarter of 2010, and continued to remain elevated through

the first few months of 2011 as more people returned to the labour force. Economic downturns typically affect younger people, who have less work experience. Difficulties in securing stable employment in the Brantford area for this age group have led to a dampening effect on the resale market, which typically includes many first time buyers.

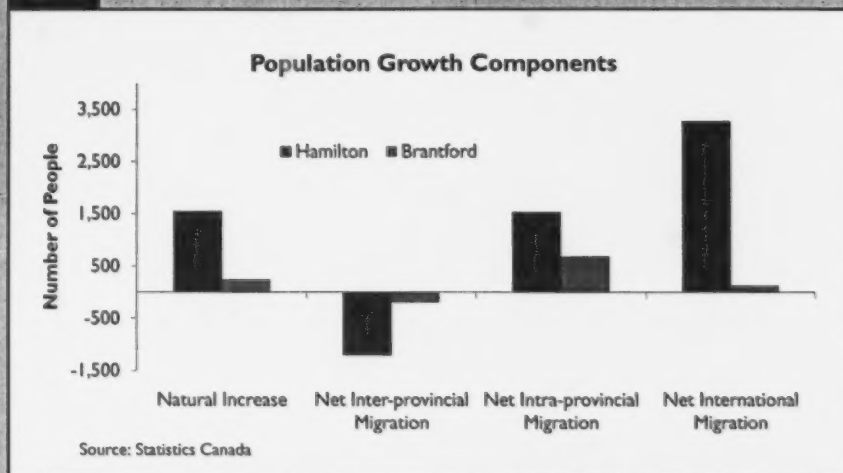
Despite relatively less home buying activity during the first quarter of 2011, the sales-to-new listings ratio in both the Hamilton and Brantford CMAs remained elevated above 60 per cent, indicating a sellers' market. In line with sellers' market conditions, prices rose at rates faster than the rate of inflation, 6.5 per cent and four per cent in the Hamilton and Brantford CMAs, respectively. These indicators suggest that most sellers looking to move-up or down-size were able to sell their home. Prices have been fluctuating in both markets since the end of 2008, with a number of transient factors over this period having pushed and pulled prices in both directions. The average price of an existing home was \$328,000 in the Hamilton CMA, and \$235,000 in the Brantford CMA.

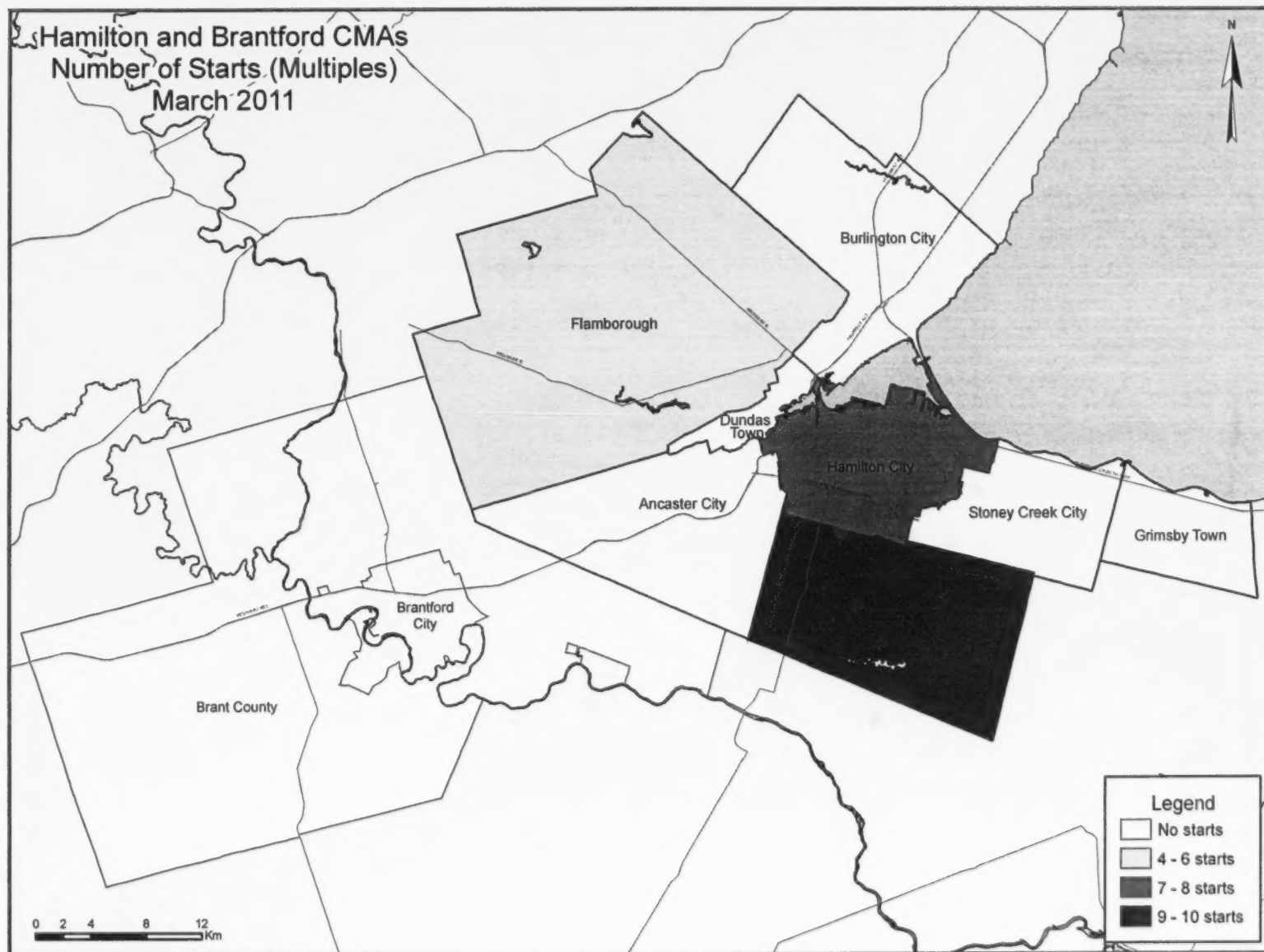
Population and Migration Estimates

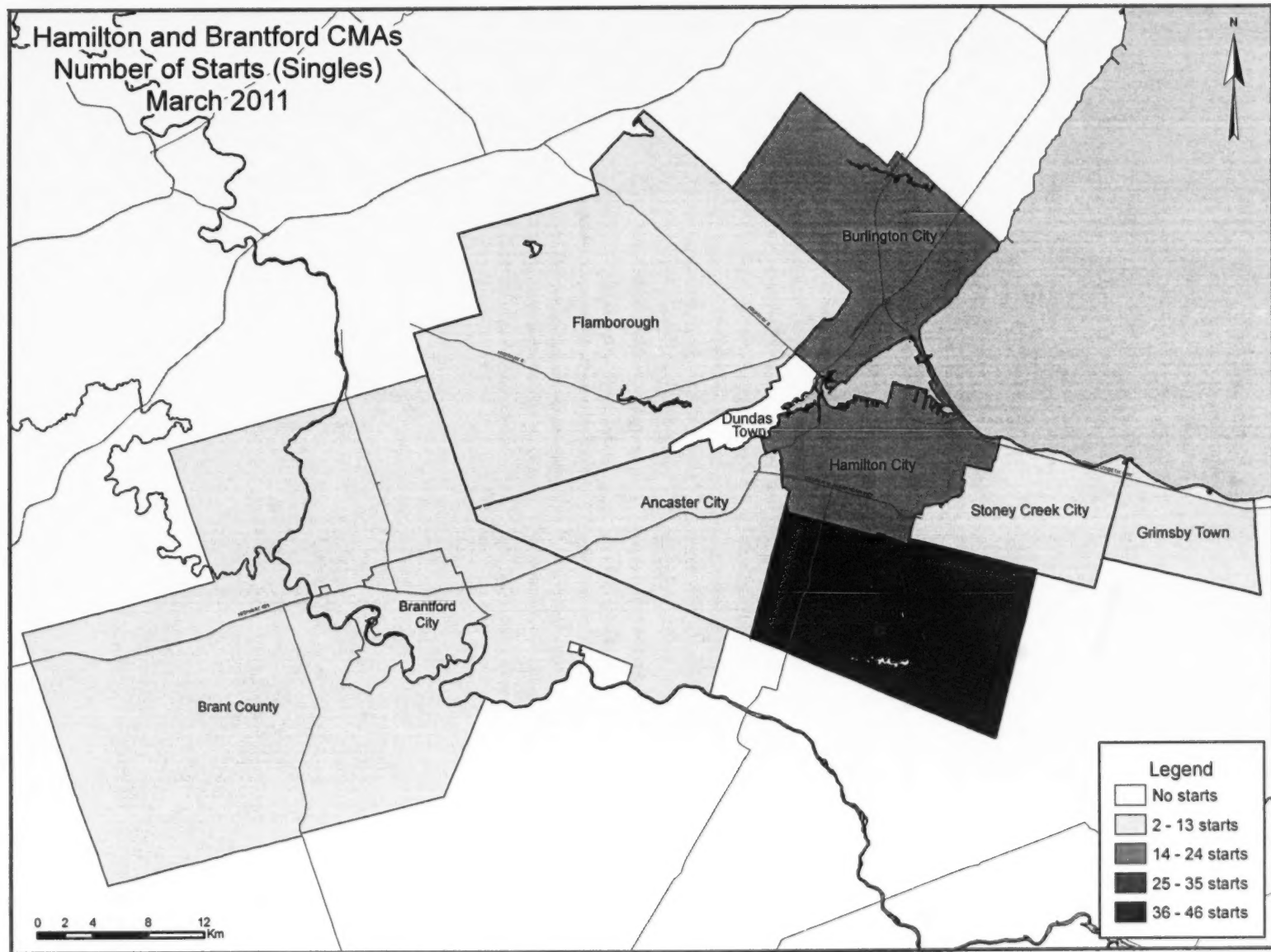
Housing market demand and supply depends largely on a growing population. The most recent data from Statistics Canada indicates that the population growth in both the Hamilton and Brantford CMAs continued to accelerate in the period ending June 30, 2010. While a little more than one-quarter of the population increase in Hamilton and in Brantford resulted from natural increase (when the number of births exceeds the number of deaths), the bulk of the rise came from people moving to these areas. In Hamilton, most of the incoming residents were immigrants, while most of the movement to Brantford came from other parts of the province. A common trend

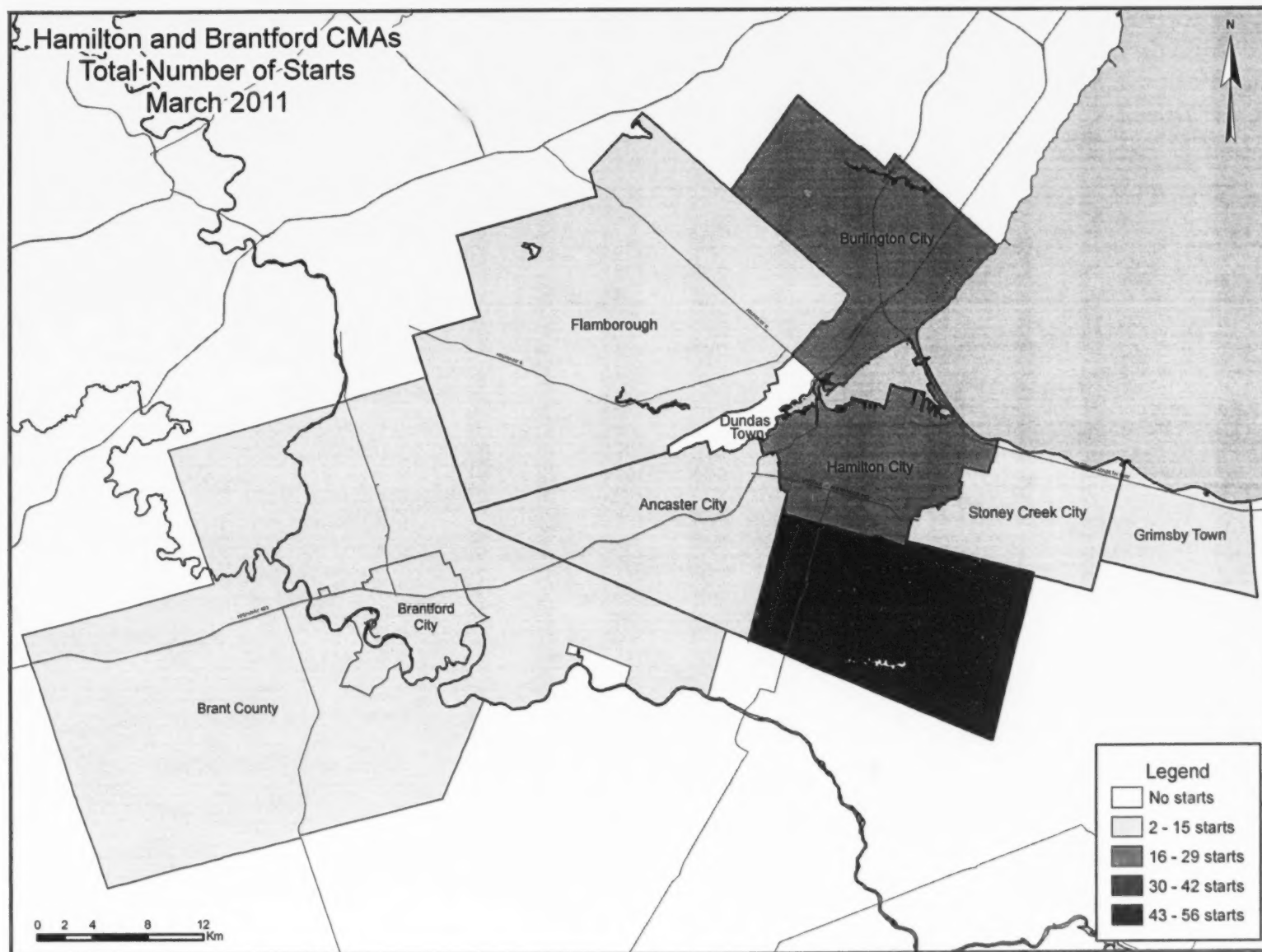
in both markets was the reduced number of people from both Hamilton and Brantford who left for other provinces in the latest period.

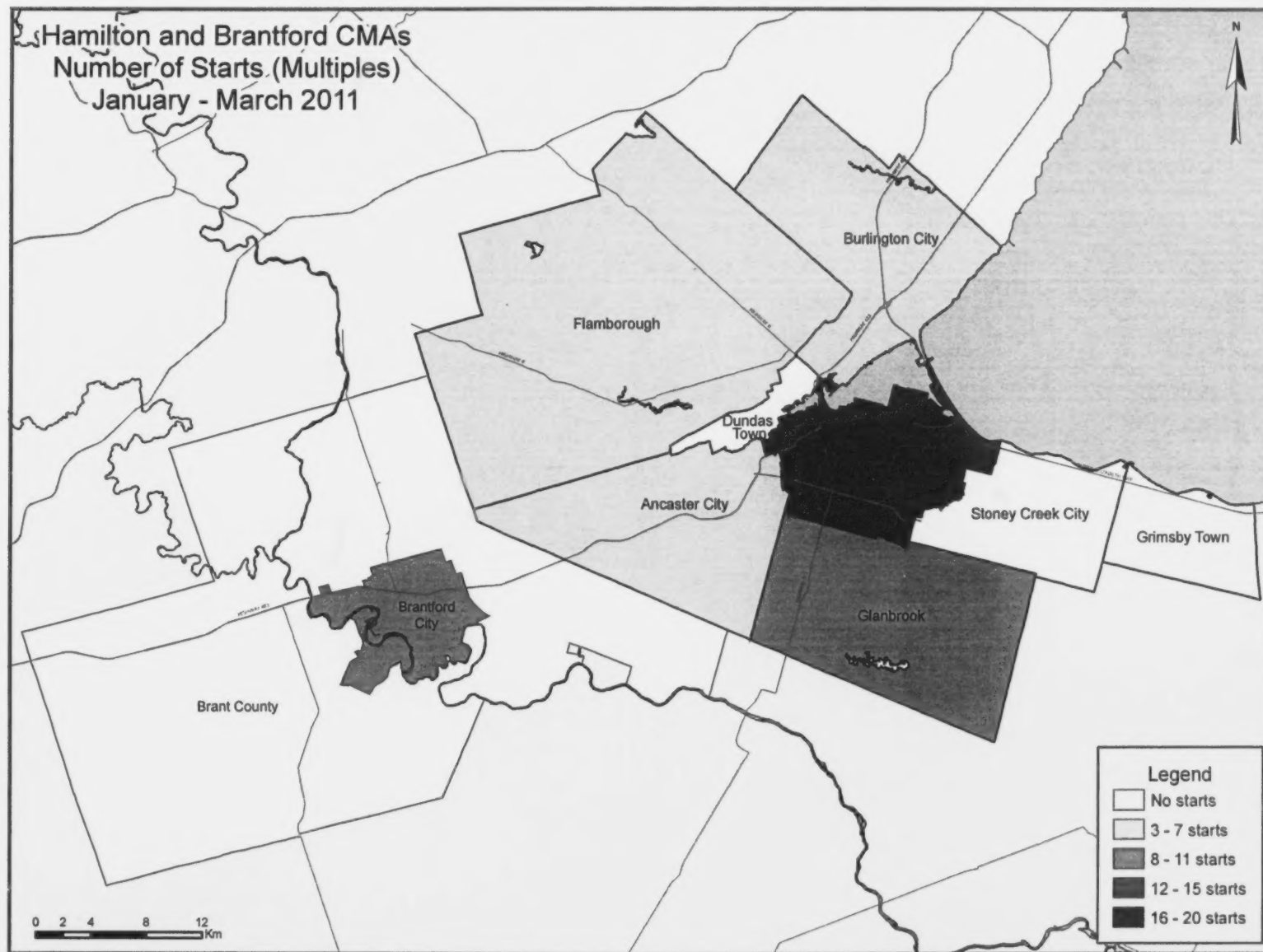
Figure 5



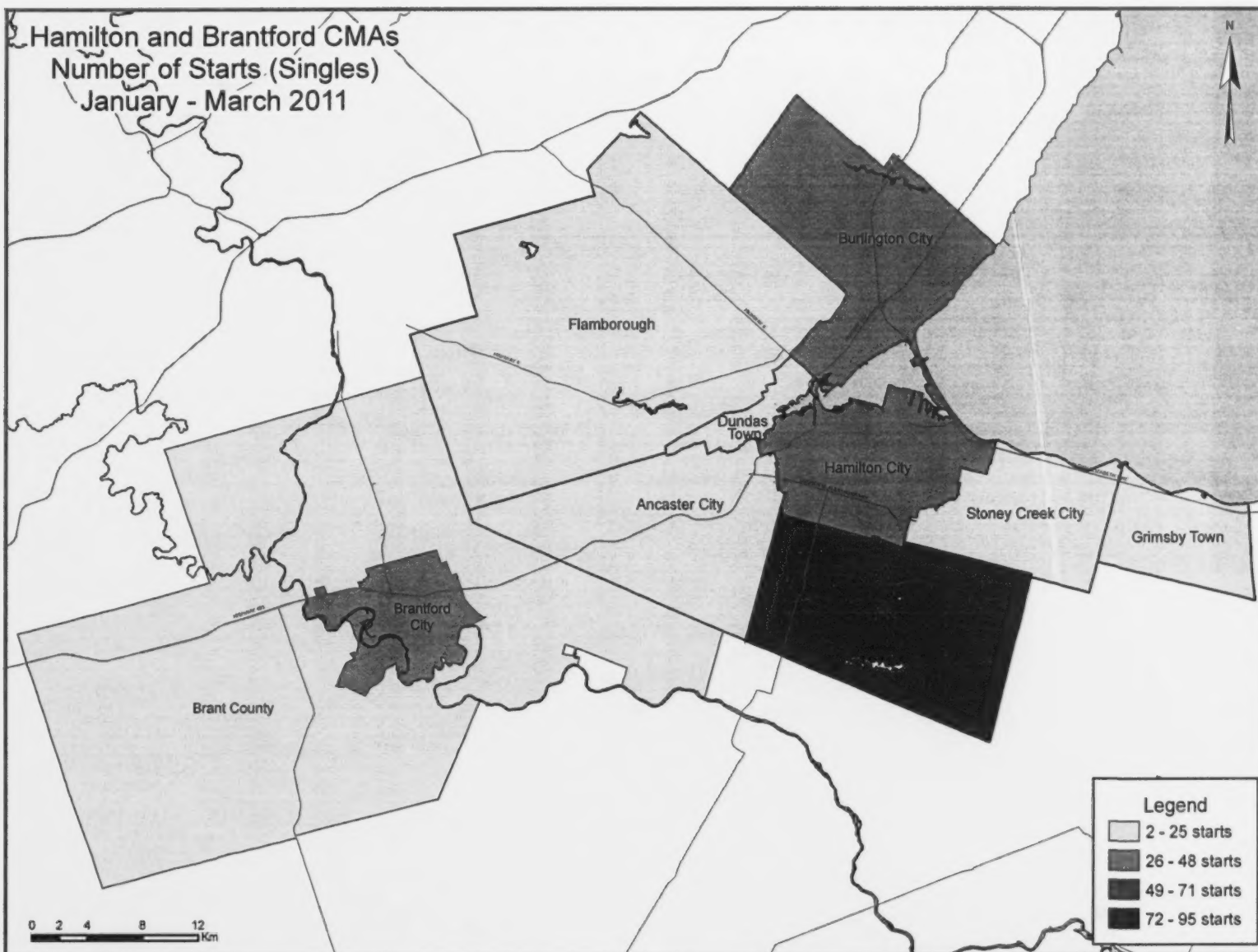


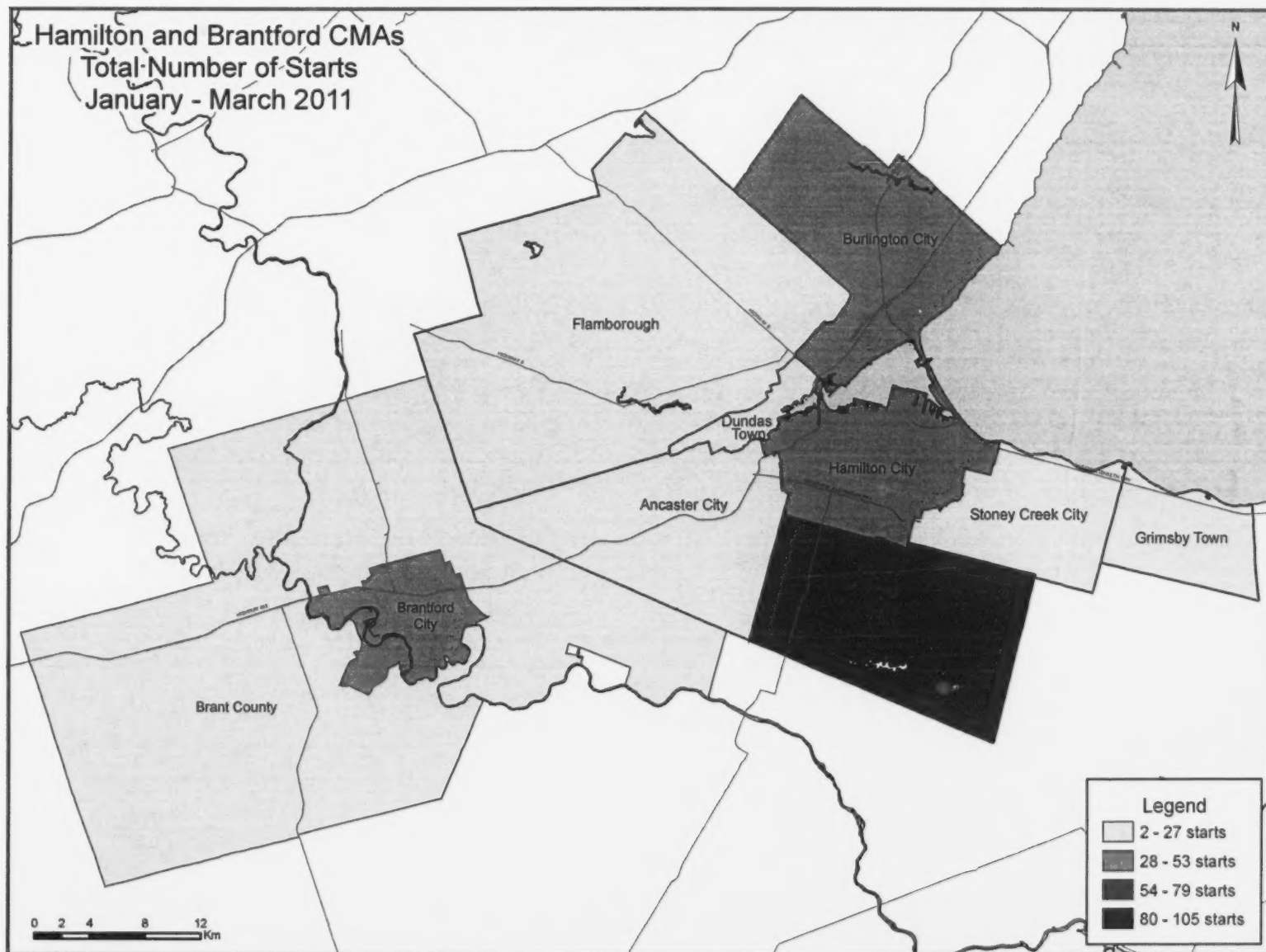






Housing Now - Hamilton and Brantford CMAs - Date Released : April 2011





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HOUSING NOW REPORT TABLES

Available in **ALL** reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in **SELECTED** Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2011	103	0	14	0	8	0	0	0	125
March 2010	120	18	20	0	24	0	0	0	182
% Change	-14.2	-100.0	-30.0	n/a	-66.7	n/a	n/a	n/a	-31.3
Year-to-date 2011	252	4	14	1	11	0	0	12	294
Year-to-date 2010	337	66	136	0	96	182	0	195	1,012
% Change	-25.2	-93.9	-89.7	n/a	-88.5	-100.0	n/a	-93.8	-70.9
UNDER CONSTRUCTION									
March 2011	829	64	376	8	157	712	2	207	2,355
March 2010	621	150	317	4	411	746	0	377	2,627
% Change	33.5	-57.3	18.6	100.0	-61.8	-4.6	n/a	-45.1	-10.4
COMPLETIONS									
March 2011	149	6	45	1	15	0	0	0	216
March 2010	93	10	27	0	57	0	0	82	269
% Change	60.2	-40.0	66.7	n/a	-73.7	n/a	n/a	-100.0	-19.7
Year-to-date 2011	338	24	170	1	19	0	0	0	552
Year-to-date 2010	273	26	76	1	165	0	0	82	623
% Change	23.8	-7.7	123.7	0.0	-88.5	n/a	n/a	-100.0	-11.4
COMPLETED & NOT ABSORBED									
March 2011	29	3	9	3	3	0	0	182	229
March 2010	40	16	33	9	11	11	0	0	120
% Change	-27.5	-81.3	-72.7	-66.7	-72.7	-100.0	n/a	n/a	90.8
ABSORBED									
March 2011	141	7	50	2	15	11	0	0	226
March 2010	90	3	25	0	55	0	0	0	173
% Change	56.7	133.3	100.0	n/a	-72.7	n/a	n/a	n/a	30.6
Year-to-date 2011	328	23	186	3	19	11	0	0	570
Year-to-date 2010	256	11	66	0	159	2	0	0	494
% Change	28.1	109.1	181.8	n/a	-88.1	**	n/a	n/a	15.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row.	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2011	5	0	0	0	0	0	0	0	5
March 2010	19	0	7	1	10	0	0	0	37
% Change	-73.7	n/a	-100.0	-100.0	-100.0	n/a	n/a	n/a	-86.5
Year-to-date 2011	36	0	3	0	5	0	0	0	44
Year-to-date 2010	46	0	24	1	16	0	0	36	123
% Change	-21.7	n/a	-87.5	-100.0	-68.8	n/a	n/a	-100.0	-64.2
UNDER CONSTRUCTION									
March 2011	123	6	24	0	65	0	0	0	218
March 2010	72	0	27	1	57	0	0	36	193
% Change	70.8	n/a	-11.1	-100.0	14.0	n/a	n/a	-100.0	13.0
COMPLETIONS									
March 2011	7	0	0	0	0	0	12	0	19
March 2010	22	0	3	0	0	0	0	0	25
% Change	-68.2	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-24.0
Year-to-date 2011	63	0	0	0	0	0	12	0	75
Year-to-date 2010	58	2	3	1	6	0	0	0	70
% Change	8.6	-100.0	-100.0	-100.0	-100.0	n/a	n/a	n/a	7.1
COMPLETED & NOT ABSORBED									
March 2011	33	0	12	0	17	3	6	4	75
March 2010	31	0	5	0	10	0	0	2	48
% Change	6.5	n/a	140.0	n/a	70.0	n/a	n/a	100.0	56.3
ABSORBED									
March 2011	5	0	0	0	0	0	6	0	11
March 2010	19	0	1	1	9	0	0	0	30
% Change	-73.7	n/a	-100.0	-100.0	-100.0	n/a	n/a	n/a	-63.3
Year-to-date 2011	59	0	1	0	2	0	6	0	68
Year-to-date 2010	64	2	4	2	16	18	0	0	106
% Change	-7.8	-100.0	-75.0	-100.0	-87.5	-100.0	n/a	n/a	-35.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
March 2011	81	0	14	0	8	0	0	0	103
March 2010	92	2	20	0	18	0	0	0	132
Former Hamilton City									
March 2011	14	0	0	0	8	0	0	0	22
March 2010	24	0	0	0	0	0	0	0	24
Stoney Creek City									
March 2011	7	0	0	0	0	0	0	0	7
March 2010	11	0	8	0	0	0	0	0	19
Ancaster City									
March 2011	6	0	0	0	0	0	0	0	6
March 2010	19	0	0	0	7	0	0	0	26
Dundas Town									
March 2011	0	0	0	0	0	0	0	0	0
March 2010	1	0	0	0	0	0	0	0	1
Flamborough									
March 2011	8	0	4	0	0	0	0	0	12
March 2010	6	2	4	0	0	0	0	0	12
Glanbrook									
March 2011	46	0	10	0	0	0	0	0	56
March 2010	31	0	8	0	11	0	0	0	50
City of Burlington									
March 2011	16	0	0	0	0	0	0	0	16
March 2010	19	16	0	0	6	0	0	0	41
Grimsby									
March 2011	6	0	0	0	0	0	0	0	6
March 2010	9	0	0	0	0	0	0	0	9
Hamilton CMA									
March 2011	103	0	14	0	8	0	0	0	125
March 2010	120	18	20	0	24	0	0	0	182
Brant County									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	19	0	7	1	10	0	0	0	37
Brantford CMA									
March 2011	5	0	0	0	0	0	0	0	5
March 2010	19	0	7	1	10	0	0	0	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
March 2011	625	14	263	3	111	144	2	207	1,369
March 2010	450	18	280	4	328	207	0	195	1,483
Former Hamilton City									
March 2011	125	8	43	0	44	20	2	207	449
March 2010	130	2	12	0	89	83	0	195	512
Stoney Creek City									
March 2011	100	2	65	0	4	0	0	0	171
March 2010	70	0	31	0	0	0	0	0	101
Ancaster City									
March 2011	177	0	31	0	12	62	0	0	282
March 2010	122	8	102	0	80	62	0	0	374
Dundas Town									
March 2011	27	0	0	3	0	62	0	0	92
March 2010	13	2	6	4	30	62	0	0	117
Flamborough									
March 2011	50	4	38	0	0	0	0	0	92
March 2010	30	6	65	0	0	0	0	0	101
Glanbrook									
March 2011	146	0	79	0	51	0	0	0	276
March 2010	82	0	57	0	125	0	0	0	264
City of Burlington									
March 2011	157	50	92	0	34	568	0	0	901
March 2010	122	132	37	0	77	539	0	182	1,089
Grimsby									
March 2011	47	0	21	5	12	0	0	0	85
March 2010	49	0	0	0	6	0	0	0	55
Hamilton CMA									
March 2011	829	64	376	8	157	712	2	207	2,355
March 2010	621	150	317	4	411	746	0	377	2,627
Brant County									
March 2011	38	0	6	0	13	0	0	0	57
March 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2011	85	6	18	0	52	0	0	0	161
March 2010	53	0	21	1	57	0	0	36	168
Brantford CMA									
March 2011	123	6	24	0	65	0	0	0	218
March 2010	72	0	27	1	57	0	0	36	193

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
March 2011	116	4	32	0	15	0	0	0	167
March 2010	68	2	14	0	41	0	0	0	125
Former Hamilton City									
March 2011	20	0	0	0	11	0	0	0	31
March 2010	16	0	0	0	0	0	0	0	16
Stoney Creek City									
March 2011	16	2	6	0	0	0	0	0	24
March 2010	11	0	0	0	0	0	0	0	11
Ancaster City									
March 2011	48	0	0	0	0	0	0	0	48
March 2010	14	2	6	0	12	0	0	0	34
Dundas Town									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	2	0	0	0	6	0	0	0	8
Flamborough									
March 2011	14	2	26	0	0	0	0	0	42
March 2010	9	0	0	0	0	0	0	0	9
Glanbrook									
March 2011	16	0	0	0	4	0	0	0	20
March 2010	15	0	8	0	23	0	0	0	46
City of Burlington									
March 2011	29	2	0	0	0	0	0	0	31
March 2010	17	8	5	0	3	0	0	82	115
Grimsby									
March 2011	4	0	13	1	0	0	0	0	18
March 2010	8	0	8	0	13	0	0	0	29
Hamilton CMA									
March 2011	149	6	45	1	15	0	0	0	216
March 2010	93	10	27	0	57	0	0	82	269
Brant County									
March 2011	1	0	0	0	0	0	0	0	1
March 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2011	6	0	0	0	0	0	12	0	18
March 2010	12	0	3	0	0	0	0	0	15
Brantford CMA									
March 2011	7	0	0	0	0	0	12	0	19
March 2010	22	0	3	0	0	0	0	0	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
March 2011	23	3	9	1	0	0	0	0	36
March 2010	27	1	24	0	2	0	0	0	54
Former Hamilton City									
March 2011	5	0	0	0	0	0	0	0	5
March 2010	1	0	0	0	0	0	0	0	1
Stoney Creek City									
March 2011	13	1	6	0	0	0	0	0	20
March 2010	20	0	21	0	2	0	0	0	43
Ancaster City									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	0	0	0	0	0	0	0	0	0
Dundas Town									
March 2011	0	2	0	1	0	0	0	0	3
March 2010	1	0	0	0	0	0	0	0	1
Flamborough									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	3	0	0	0	0	0	0	0	3
Glanbrook									
March 2011	1	0	3	0	0	0	0	0	4
March 2010	2	1	3	0	0	0	0	0	6
City of Burlington									
March 2011	3	0	0	0	3	0	0	182	188
March 2010	3	15	5	0	6	11	0	0	40
Grimsby									
March 2011	3	0	0	2	0	0	0	0	5
March 2010	10	0	4	9	3	0	0	0	26
Hamilton CMA									
March 2011	29	3	9	3	3	0	0	182	229
March 2010	40	16	33	9	11	11	0	0	120
Brant County									
March 2011	2	0	5	0	0	0	0	0	7
March 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2011	31	0	7	0	17	3	6	4	68
March 2010	24	0	4	0	10	0	0	2	40
Brantford CMA									
March 2011	33	0	12	0	17	3	6	4	75
March 2010	31	0	5	0	10	0	0	2	48

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Hamilton									
March 2011	113	5	32	0	15	0	0	0	165
March 2010	61	2	14	0	41	0	0	0	118
Former Hamilton City									
March 2011	21	0	0	0	11	0	0	0	32
March 2010	18	0	0	0	0	0	0	0	18
Stoney Creek City									
March 2011	16	3	6	0	0	0	0	0	25
March 2010	4	0	0	0	0	0	0	0	4
Ancaster City									
March 2011	46	0	0	0	0	0	0	0	46
March 2010	14	2	6	0	12	0	0	0	34
Dundas Town									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	2	0	0	0	6	0	0	0	8
Flamborough									
March 2011	13	2	26	0	0	0	0	0	41
March 2010	6	0	0	0	0	0	0	0	6
Glanbrook									
March 2011	15	0	0	0	4	0	0	0	19
March 2010	16	0	8	0	23	0	0	0	47
City of Burlington									
March 2011	26	2	5	0	0	11	0	0	44
March 2010	19	1	5	0	3	0	0	0	28
Grimsby									
March 2011	2	0	13	2	0	0	0	0	17
March 2010	10	0	6	0	11	0	0	0	27
Hamilton CMA									
March 2011	141	7	50	2	15	11	0	0	226
March 2010	90	3	25	0	55	0	0	0	173
Brant County									
March 2011	1	0	0	0	0	0	0	0	1
March 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2011	4	0	0	0	0	0	6	0	10
March 2010	8	0	1	1	9	0	0	0	19
Brantford CMA									
March 2011	5	0	0	0	0	0	6	0	11
March 2010	19	0	1	1	9	0	0	0	30

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Hamilton CMA	103	120	0	18	22	44	0	0	125	182	-31.3
City of Hamilton	81	92	0	2	22	38	0	0	103	132	-22.0
Former Hamilton City	14	24	0	0	8	0	0	0	22	24	-8.3
Stoney Creek City	7	11	0	0	0	8	0	0	7	19	-63.2
Ancaster City	6	19	0	0	0	7	0	0	6	26	-76.9
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	8	6	0	2	4	4	0	0	12	12	0.0
Glanbrook	46	31	0	0	10	19	0	0	56	50	12.0
City of Burlington	16	19	0	16	0	6	0	0	16	41	-61.0
Grimsby	6	9	0	0	0	0	0	0	6	9	-33.3
Brantford CMA	5	20	0	0	0	17	0	0	5	37	-86.5
Brant County	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Brantford City	2	20	0	0	0	17	0	0	2	37	-94.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	253	337	4	66	25	232	12	377	294	1,012	-70.9
City of Hamilton	190	262	0	8	25	194	12	195	227	659	-65.6
Former Hamilton City	30	61	0	2	8	5	12	195	50	263	-81.0
Stoney Creek City	25	49	0	0	0	8	0	0	25	57	-56.1
Ancaster City	22	61	0	0	3	59	0	0	25	120	-79.2
Dundas Town	2	8	0	0	0	8	0	0	2	16	-87.5
Flamborough	16	23	0	6	4	65	0	0	20	94	-78.7
Glanbrook	95	60	0	0	10	49	0	0	105	109	-3.7
City of Burlington	39	33	4	58	0	38	0	182	43	311	-86.2
Grimsby	24	42	0	0	0	0	0	0	24	42	-42.9
Brantford CMA	36	47	0	0	8	40	0	36	44	123	-64.2
Brant County	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Brantford City	27	41	0	0	8	40	0	36	35	117	-70.1

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Hamilton CMA	22	44	0	0	0	0	0	0
City of Hamilton	22	38	0	0	0	0	0	0
Former Hamilton City	8	0	0	0	0	0	0	0
Stoney Creek City	0	8	0	0	0	0	0	0
Ancaster City	0	7	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	4	0	0	0	0	0	0
Glanbrook	10	19	0	0	0	0	0	0
City of Burlington	0	6	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	17	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	17	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	25	232	0	0	0	182	12	195
City of Hamilton	25	194	0	0	0	0	12	195
Former Hamilton City	8	5	0	0	0	0	12	195
Stoney Creek City	0	8	0	0	0	0	0	0
Ancaster City	3	59	0	0	0	0	0	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	4	65	0	0	0	0	0	0
Glanbrook	10	49	0	0	0	0	0	0
City of Burlington	0	38	0	0	0	182	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	8	40	0	0	0	0	0	36
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	40	0	0	0	0	0	36

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Hamilton CMA	117	159	8	24	0	0	125	182
City of Hamilton	95	114	8	18	0	0	103	132
Former Hamilton City	14	24	0	0	0	0	22	24
Stoney Creek City	7	19	0	0	0	0	7	19
Ancaster City	6	19	0	7	0	0	6	26
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	12	12	0	0	0	0	12	12
Glanbrook	56	39	0	11	0	0	56	50
City of Burlington	16	35	0	6	0	0	16	41
Grimsby	6	9	0	0	0	0	6	9
Brantford CMA	5	26	0	11	0	0	5	37
Brant County	3	n/a	0	n/a	0	n/a	3	n/a
Brantford City	2	26	0	11	0	0	2	37

Table 2.5: Starts by Submarket and by Intended Market
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	270	539	12	278	12	195	294	1,012
City of Hamilton	204	392	11	72	12	195	227	659
Former Hamilton City	30	63	8	5	12	195	50	263
Stoney Creek City	25	57	0	0	0	0	25	57
Ancaster City	22	102	3	18	0	0	25	120
Dundas Town	2	8	0	8	0	0	2	16
Flamborough	20	94	0	0	0	0	20	94
Glanbrook	105	68	0	41	0	0	105	109
City of Burlington	43	105	0	206	0	0	43	311
Grimsby	23	42	1	0	0	0	24	42
Brantford CMA	39	70	5	17	0	36	44	123
Brant County	9	n/a	0	n/a	0	n/a	9	n/a
Brantford City	30	64	5	17	0	36	35	117

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Hamilton CMA	150	93	6	10	60	84	0	82	216	269	-19.7
City of Hamilton	116	68	4	2	47	55	0	0	167	125	33.6
Former Hamilton City	20	16	0	0	11	0	0	0	31	16	93.8
Stoney Creek City	16	11	2	0	6	0	0	0	24	11	118.2
Ancaster City	48	14	0	2	0	18	0	0	48	34	41.2
Dundas Town	2	2	0	0	0	6	0	0	2	8	-75.0
Flamborough	14	9	2	0	26	0	0	0	42	9	**
Glanbrook	16	15	0	0	4	31	0	0	20	46	-56.5
City of Burlington	29	17	2	8	0	8	0	82	31	115	-73.0
Grimsby	5	8	0	0	13	21	0	0	18	29	-37.9
Brantford CMA	7	22	0	0	12	3	0	0	19	25	-24.0
Brant County	1	n/a	0	n/a	0	n/a	0	n/a	1	n/a	n/a
Brantford City	6	12	0	0	12	3	0	0	18	15	20.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	339	274	24	28	189	239	0	82	552	623	-11.4
City of Hamilton	256	188	14	6	166	183	0	0	436	377	15.6
Former Hamilton City	37	62	0	2	15	0	0	0	52	64	-18.8
Stoney Creek City	43	26	4	2	56	56	0	0	103	84	22.6
Ancaster City	111	35	0	2	8	37	0	0	119	74	60.8
Dundas Town	4	7	0	0	0	6	0	0	4	13	-69.2
Flamborough	23	20	10	0	75	0	0	0	108	20	**
Glanbrook	38	37	0	0	12	84	0	0	50	121	-58.7
City of Burlington	74	57	10	22	10	16	0	82	94	177	-46.9
Grimsby	9	29	0	0	13	40	0	0	22	69	-68.1
Brantford CMA	63	59	0	2	12	9	0	0	75	70	7.1
Brant County	35	n/a	0	n/a	0	n/a	0	n/a	35	n/a	n/a
Brantford City	28	31	0	2	12	9	0	0	40	42	-4.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Hamilton CMA	60	84	0	0	0	0	0	82
City of Hamilton	47	55	0	0	0	0	0	0
Former Hamilton City	11	0	0	0	0	0	0	0
Stoney Creek City	6	0	0	0	0	0	0	0
Ancaster City	0	18	0	0	0	0	0	0
Dundas Town	0	6	0	0	0	0	0	0
Flamborough	26	0	0	0	0	0	0	0
Glanbrook	4	31	0	0	0	0	0	0
City of Burlington	0	8	0	0	0	0	0	82
Grimsby	13	21	0	0	0	0	0	0
Brantford CMA	0	3	12	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	3	12	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	189	239	0	0	0	0	0	82
City of Hamilton	166	183	0	0	0	0	0	0
Former Hamilton City	15	0	0	0	0	0	0	0
Stoney Creek City	56	56	0	0	0	0	0	0
Ancaster City	8	37	0	0	0	0	0	0
Dundas Town	0	6	0	0	0	0	0	0
Flamborough	75	0	0	0	0	0	0	0
Glanbrook	12	84	0	0	0	0	0	0
City of Burlington	10	16	0	0	0	0	0	82
Grimsby	13	40	0	0	0	0	0	0
Brantford CMA	0	9	12	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	9	12	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
March 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Hamilton CMA	200	130	16	57	0	82	216	269
City of Hamilton	152	84	15	41	0	0	167	125
Former Hamilton City	20	16	11	0	0	0	31	16
Stoney Creek City	24	11	0	0	0	0	24	11
Ancaster City	48	22	0	12	0	0	48	34
Dundas Town	2	2	0	6	0	0	2	8
Flamborough	42	9	0	0	0	0	42	9
Glanbrook	16	23	4	23	0	0	20	46
City of Burlington	31	30	0	3	0	82	31	115
Grimsby	17	16	1	13	0	0	18	29
Brantford CMA	7	25	0	0	12	0	19	25
Brant County	1	n/a	0	n/a	0	n/a	1	n/a
Brantford City	6	15	0	0	12	0	18	15

**Table 3.5: Completions by Submarket and by Intended Market
January - March 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	532	375	20	166	0	82	552	623
City of Hamilton	417	247	19	130	0	0	436	377
Former Hamilton City	37	64	15	0	0	0	52	64
Stoney Creek City	103	58	0	26	0	0	103	84
Ancaster City	119	43	0	31	0	0	119	74
Dundas Town	4	7	0	6	0	0	4	13
Flamborough	108	20	0	0	0	0	108	20
Glanbrook	46	54	4	67	0	0	50	121
City of Burlington	94	84	0	11	0	82	94	177
Grimsby	21	44	1	25	0	0	22	69
Brantford CMA	63	63	0	7	12	0	75	70
Brant County	35	n/a	0	n/a	0	n/a	35	n/a
Brantford City	28	35	0	7	12	0	40	42

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
March 2011	11	10.5	28	26.7	32	30.5	23	21.9	11	10.5	105	372,990	388,809
March 2010	9	15.8	5	8.8	12	21.1	13	22.8	18	31.6	57	407,350	433,553
Year-to-date 2011	28	12.2	53	23.1	57	24.9	54	23.6	37	16.2	229	385,000	404,173
Year-to-date 2010	21	12.1	28	16.2	43	24.9	29	16.8	52	30.1	173	394,000	435,016
Former Hamilton City													
March 2011	0	0.0	3	14.3	9	42.9	6	28.6	3	14.3	21	397,000	433,647
March 2010	1	5.6	1	5.6	7	38.9	6	33.3	3	16.7	18	402,750	423,827
Year-to-date 2011	4	11.8	4	11.8	16	47.1	7	20.6	3	8.8	34	393,200	396,046
Year-to-date 2010	4	7.3	8	14.5	22	40.0	13	23.6	8	14.5	55	385,000	395,420
Stoney Creek City													
March 2011	1	6.3	4	25.0	7	43.8	4	25.0	0	0.0	16	371,400	369,963
March 2010	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	1	2.4	5	11.9	11	26.2	15	35.7	10	23.8	42	405,900	465,640
Year-to-date 2010	6	20.0	8	26.7	8	26.7	4	13.3	4	13.3	30	353,400	390,221
Ancaster City													
March 2011	7	17.1	14	34.1	6	14.6	9	22.0	5	12.2	41	344,686	378,829
March 2010	0	0.0	0	0.0	3	25.0	3	25.0	6	50.0	12	449,350	469,133
Year-to-date 2011	17	17.2	32	32.3	16	16.2	20	20.2	14	14.1	99	351,007	387,868
Year-to-date 2010	0	0.0	1	2.9	5	14.3	7	20.0	22	62.9	35	459,900	546,891
Dundas Town													
March 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	1	16.7	0	0.0	2	33.3	3	50.0	6	--	--
Flamborough													
March 2011	1	9.1	1	9.1	5	45.5	2	18.2	2	18.2	11	391,990	403,775
March 2010	2	40.0	0	0.0	0	0.0	0	0.0	3	60.0	5	--	--
Year-to-date 2011	3	17.6	2	11.8	5	29.4	3	17.6	4	23.5	17	391,990	396,395
Year-to-date 2010	4	36.4	0	0.0	0	0.0	0	0.0	7	63.6	11	500,000	556,456
Glanbrook													
March 2011	2	13.3	6	40.0	5	33.3	1	6.7	1	6.7	15	345,057	360,370
March 2010	5	33.3	2	13.3	1	6.7	2	13.3	5	33.3	15	395,200	401,687
Year-to-date 2011	3	8.8	10	29.4	9	26.5	8	23.5	4	11.8	34	366,948	378,990
Year-to-date 2010	7	20.0	10	28.6	8	22.9	3	8.6	7	20.0	35	352,900	371,968
City of Burlington													
March 2011	0	0.0	0	0.0	1	3.8	4	15.4	21	80.8	26	506,990	696,683
March 2010	0	0.0	0	0.0	0	0.0	9	47.4	10	52.6	19	453,990	605,886
Year-to-date 2011	0	0.0	0	0.0	1	1.4	12	16.7	59	81.9	72	503,490	757,783
Year-to-date 2010	0	0.0	0	0.0	1	1.7	20	33.3	39	65.0	60	455,490	564,692
Grimsby													
March 2011	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
March 2010	2	20.0	6	60.0	2	20.0	0	0.0	0	0.0	10	329,900	326,000
Year-to-date 2011	0	0.0	9	60.0	5	33.3	1	6.7	0	0.0	15	329,900	351,067
Year-to-date 2010	2	11.1	10	55.6	3	16.7	0	0.0	3	16.7	18	329,900	359,844

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
March 2011	11	8.1	29	21.5	35	25.9	28	20.7	32	23.7	135	391,990	447,839
March 2010	11	12.8	11	12.8	14	16.3	22	25.6	28	32.6	86	411,995	459,120
Year-to-date 2011	28	8.9	62	19.6	63	19.9	67	21.2	96	30.4	316	405,900	482,221
Year-to-date 2010	23	9.2	38	15.1	47	18.7	49	19.5	94	37.5	251	416,000	460,623

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
March 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	2	5.7	1	2.9	2	5.7	3	8.6	27	77.1	35	420,000	464,706
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
March 2011	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
March 2010	0	0.0	3	33.3	1	11.1	4	44.4	1	11.1	9	--	--
Year-to-date 2011	0	0.0	4	16.7	8	33.3	6	25.0	6	25.0	24	304,900	326,625
Year-to-date 2010	4	10.5	7	18.4	6	15.8	14	36.8	7	18.4	38	312,450	288,155
Brantford CMA													
March 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
March 2010	0	0.0	3	15.0	2	10.0	7	35.0	8	40.0	20	324,950	459,955
Year-to-date 2011	2	3.4	5	8.5	10	16.9	9	15.3	33	55.9	59	375,000	408,537
Year-to-date 2010	4	6.1	7	10.6	7	10.6	19	28.8	29	43.9	66	329,450	398,464

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
March 2011

Submarket	March 2011	March 2010	% Change	YTD 2011	YTD 2010	% Change
Hamilton CMA	447,839	459,130	-2.5	482,221	460,623	4.7
City of Hamilton	388,809	433,553	-10.3	404,173	435,016	-7.1
Former Hamilton City	433,647	423,827	2.3	396,046	395,420	0.2
Stoney Creek City	369,963	--	n/a	465,640	390,221	19.3
Ancaster City	378,829	469,133	-19.2	387,868	546,891	-29.1
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	403,775	--	n/a	396,395	556,456	-28.8
Glanbrook	360,370	401,687	-10.3	378,990	371,968	1.9
City of Burlington	696,683	605,886	15.0	757,783	564,692	34.2
Grimsby	--	326,000	n/a	351,067	359,844	-2.4
Brantford CMA	--	459,955	n/a	400,537	398,464	2.5
Brant County	--	n/a	n/a	464,706	n/a	n/a
Brantford City	--	--	n/a	326,625	288,155	13.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
March 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	714	59.7	1,173	1,548	1,641	71.5	288,397	9.0	299,527
	February	1,067	48.8	1,210	1,588	1,656	73.1	314,656	18.5	313,625
	March	1,365	36.2	1,168	2,095	1,679	69.6	313,372	19.1	314,276
	April	1,490	25.4	1,163	2,350	1,721	67.6	317,909	11.1	311,947
	May	1,406	6.8	1,088	2,180	1,710	63.6	315,647	6.2	304,238
	June	1,305	-16.3	999	1,881	1,612	62.0	314,189	5.7	305,493
	July	965	-26.8	870	1,470	1,492	58.3	309,293	4.3	307,188
	August	978	-10.3	966	1,455	1,541	62.7	299,812	2.9	302,319
	September	1,007	-13.3	1,009	1,779	1,677	60.2	316,556	3.9	311,234
	October	992	-12.2	1,071	1,544	1,749	61.2	305,872	3.2	315,660
	November	953	-6.3	1,072	1,542	1,914	56.0	310,492	0.0	309,989
	December	692	-5.6	1,144	768	1,809	63.2	324,590	13.6	341,516
2011	January	707	-1.0	1,149	1,734	1,817	63.2	325,732	12.9	336,891
	February	1,037	-2.8	1,153	1,794	1,837	62.8	331,741	5.4	330,897
	March	1,345	-1.5	1,125	2,217	1,729	65.1	326,453	4.2	332,232
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,146	45.2		5,231			308,139	16.6	
	Q1 2011	3,089	-1.8		5,745			328,063	6.5	
	YTD 2010	3,146	45.2		5,231			308,139	16.6	
	YTD 2011	3,089	-1.8		5,745			328,063	6.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
March 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	139	46.3	198	280	304	65.1	227,009	12.3	227,720
	February	180	52.5	186	280	290	64.1	229,626	11.6	242,347
	March	202	30.3	174	377	315	55.2	220,518	0.6	218,094
	April	231	32.0	177	373	292	60.6	234,024	11.0	231,132
	May	194	15.5	169	330	283	59.7	225,969	6.0	224,030
	June	199	-10.8	159	352	289	55.0	237,557	5.1	229,660
	July	172	-17.3	157	296	288	54.5	226,279	-3.9	220,843
	August	169	15.0	162	238	238	68.1	232,400	9.5	237,910
	September	167	-7.7	163	294	286	57.0	231,847	1.1	226,942
	October	144	-2.0	172	231	270	63.7	230,180	8.2	232,774
	November	165	-4.6	183	241	281	65.1	223,125	-2.1	220,212
	December	124	31.9	186	117	273	68.1	238,951	1.5	242,831
2011	January	100	-28.1	144	252	276	52.2	231,569	2.0	235,435
	February	149	-17.2	157	244	260	60.4	237,224	3.3	240,470
	March	154	-23.8	143	275	222	64.4	233,840	6.0	237,243
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	521	41.6		937			225,397	7.1	
	Q1 2011	403	-22.6		771			234,527	4.1	
	YTD 2010	521	41.6		937			225,397	7.1	
	YTD 2011	403	-22.6		771			234,528	4.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
March 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	102.0	114.5	374.1	8.8	67.5	829
	February	604	3.60	5.39	102.9	115.1	372.6	8.5	67.0	852
	March	631	3.60	5.85	102.7	115.3	372.0	7.9	66.3	871
	April	655	3.80	6.25	102.6	115.7	368.8	7.8	65.7	874
	May	639	3.70	5.99	103.2	116.2	367.6	8.0	65.5	858
	June	633	3.60	5.89	103.3	116.0	369.0	7.8	65.6	858
	July	627	3.50	5.79	103.0	117.0	371.4	7.8	65.9	861
	August	604	3.30	5.39	103.9	117.0	375.1	7.7	66.4	861
	September	604	3.30	5.39	103.8	117.1	376.3	7.6	66.5	862
	October	598	3.20	5.29	103.8	117.8	375.0	7.5	66.1	858
	November	607	3.35	5.44	104.2	118.0	375.3	6.8	65.6	854
	December	592	3.35	5.19	104.0	117.9	375.6	6.9	65.7	846
2011	January	592	3.35	5.19	103.8	117.8	378	6.6	65.9	841
	February	607	3.50	5.44	103.9	118.0	377.1	6.7	65.7	844
	March	601	3.50	5.34		119.4	377.2	6.0	65.1	853
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
March 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.4	114.5	69.3	10.1	72.4	768
	February	604	3.60	5.39	105.0	115.1	69.1	9.5	71.4	776
	March	631	3.60	5.85	105.3	115.3	68.0	9.3	70.1	791
	April	655	3.80	6.25	105.4	115.7	66.4	9.0	68.4	803
	May	639	3.70	5.99	106.0	116.2	65.9	8.7	67.9	796
	June	633	3.60	5.89	106.2	116.0	66.0	8.4	67.6	787
	July	627	3.50	5.79	106.1	117.0	66.5	7.9	67.2	768
	August	604	3.30	5.39	106.4	117.0	67.2	7.3	67.5	777
	September	604	3.30	5.39	106.4	117.1	67.7	7.5	68.1	775
	October	598	3.20	5.29	106.6	117.8	68.2	8.3	69.3	775
	November	607	3.35	5.44	107.0	118.0	68.2	10.2	70.3	767
	December	592	3.35	5.19	107.1	117.9	68.2	9.5	70.4	773
2011	January	592	3.35	5.19	107.4	117.8	68	9.6	70.0	786
	February	607	3.50	5.44	107.9	118.0	67.8	9.5	69.8	796
	March	601	3.50	5.34		119.4	68.0	9.0	69.3	811
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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